

1 The Westfield-Washington Advisory Plan Commission held a meeting on
2 Monday, April 19, 2010 scheduled for 7:00 PM at the Westfield City Hall.

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4 **Opening of Meeting:** 7:00 PM

5
6 **Roll Call:** Note Presence of a Quorum

7
8 **Commission Members Present:** Robert Smith, Cindy Spoljaric, Dan Degnan, Robert
9 Spraetz, Robert Horkay, William Sanders, Danielle Tolan, and Steve Hoover.

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11 **City Staff Present:** Kevin Todd, Senior Planner; Ryan Schafer, Planner I; and Brian
12 Zaiger, City Attorney

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14 **Approval of the Minutes:**

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16 Motion: To approve the March 15, 2010 meeting minutes as presented.

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18 Motion by: Hoover; Second by Horkay; Vote: Passed by voice vote

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21 Todd reviewed the Public Hearing Rules and Procedures.

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24 **NEW BUSINESS**

25
26 Case No. 1004-DP-03 & 1004-SIT-03

27 Petitioner Weihe Engineers

28 Description 2001 East 151st Street; Petitioner requests a Development Plan and Site
29 Plan Review for a proposed building expansion of 17,797 square feet to
30 the Wal-Mart building, located in the SB-PD District.

31
32 Todd reviewed the petition, which is for an expansion and modification of the existing
33 Wal-Mart store located in the Village Park Plaza Shopping Center. He stated that this
34 petition was been before the Technical Advisory Committee on March 23, 2010. He
35 noted the submitted plans substantially comply with the development plan standards;
36 however, there are a few items that are not compliant as presented and will be addressed
37 by the petitioner prior to any approval. He further stated that these issues include number
38 of loading docks, inclusion of a pedestrian pathway, and buffer yard and wall softening
39 plantings.

40
41 Degnan asked for clarification on the staff report where it stated "N/A" regarding storage
42 and outside storage.

43
44 Todd responded that any outdoor storage problems at this site are an enforcement issue
45 and do not pertain to this project.

1
2 Discussion followed regarding the proposed road behind the building expansion.
3

4 Mr. Joe Calderon, Esq. representing Wal-Mart responded to Commission comments
5 about the parking and road concerns.
6

7 A Public Hearing opened at 7:19 p.m.
8

9 Ms. Ann Vandever asked about the direction of the expansion and how it affects the
10 garage and garden center.
11

12 The Public Hearing closed at 7:21 p.m.
13

14 Calderon responded to public hearing comments stating the garden center will be shifted
15 and expanded. He further stated the auto service will be eliminated.
16

17 Hoover asked if it would it be possible to do something to the rear of the building to
18 make it more publically appealing.
19

20 Todd responded that there will be some wall softening (planting requirement) which is
21 one of the deficiencies; however, there is no requirements regarding corner breaks or
22 other architectural enhancements for long expanses.
23

24 A discussion followed regarding building materials.
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26

27 Case No. 1004-PUD-05
28 Petitioner KRG Bridgewater LLC requests
29 Description Northwest corner of 146th Street and Gray Road; Petitioner requests an
30 amendment to Section 14 of The Bridgewater PUD; modifying standards
31 regarding signage for the Bridgewater Marketplace.
32

33 Schafer reviewed the petition which is an amendment to the Bridgewater PUD, affecting
34 the Bridgewater Marketplace tenant signage. He stated that the amendment would allow
35 tenant information on monument structures and near the clock tower structure. He
36 further stated the amendment will also exempt these signs from being counted against the
37 overall sign square footage permitted for additional signage for these tenants. Schafer
38 further stated that signage on each side of the monument will not exceed sixty (60) square
39 feet (120 square feet collectively).
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41 A Public Hearing opened at 7:36 p.m.
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43 Ms. Ann Vandever asked for clarification on the location of the signs.
44

45 The Public Hearing closed at 7:38 p.m.

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2 Ms. Joy Skidmore, Kite Realty Group, discussed details of the signage proposal which is
3 for additional signage for small tenants along 146th Street and Gray Road. She reiterated
4 that the proposal only applies to Bridgewater Marketplace, which Kite owns. She further
5 clarified that the text and panel size will not exceed sixteen inches and a total of 85
6 square feet altogether on the monument signs.

7
8 Smith asked if enlarging the clock tower proportionately had been considered.

9
10 Spoljaric asked if the signs would be lit.

11
12 Skidmore responded the signs will have external lighting.

13
14 Hoover expressed concern that precedent is being set to allow considerably more signage
15 than the City's Zoning Ordinance allows.

16
17 Smith asked if the Zoning Ordinance allows enough signage.

18
19 Sanders does not believe adjusting the ordinance to fit this development is productive.

20
21 Hoover would like to see a proposal that comes very close to what the City's sign
22 standards would allow.

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25 **CITY COUNCIL LIAISON COMMENTS**

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27 Hoover stated the Council discussed the possibility of an ordinance for regulating the use
28 of golf carts in the community.

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30 **BZA LIAISON COMMENTS**

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32 Degnan commented on the new fire station, which the BZA addressed at the last meeting.

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35 **ADJOURNMENT** (8:05)

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1 Approved (date)
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4 _____
5 President, Robert Smith, Esq.
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8 _____
9 Vice President, Cindy Spoljaric
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11 _____
12 Secretary, Matthew S. Skelton, Esq., AICP
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DRAFT